

**Special Work Session Minutes**  
Dawes Conference Room  
113 West Dawes Avenue, Bixby, Oklahoma 74008  
August 22, 2016 5:00 p.m.

The Special Work Session agenda for the regularly scheduled meeting of the City of Bixby was posted on the bulletin board at City Hall, 116 W. Needles Avenue, Bixby, Oklahoma on August 19<sup>th</sup>, 2016, on or before 5:00 p.m.

Mayor Easton called the meeting to order at 5:04 p.m. Deputy City Clerk Gladys Gill called the roll and all members were present except for Councilor King.

Members Present

Guthrie  
Decatur  
Stewart  
Easton

Staff Present

Jared Cottle, City Manager  
Patrick Boulden, City Attorney  
Charles Barnes, Finance Dir.  
Marcae Hilton, City Planner  
Jason Mohler, Dev. Service Dir.  
Bea Aamodt, Public Works Dir.  
Ike Shirley, Police Chief  
Gladys Gill, Deputy City Clerk

**Mayor Easton said item #1 on the Special Work Session agenda is:**

Discussion of development proposals for property immediately north of East 151<sup>st</sup> Street and between Montgomery Street and Riverview Road (Blocks 1, 2, and 3, Privett Addition).

Presented by: Jared Cottle

City Manager Jared Cottle stated that we are going to show you a presentation of this development proposal with a few exhibits for our development concept for the property on 151<sup>st</sup> with the original copy of the RFP where we have asked for equivalent infrastructure value for land in exchange for a development project.

Daniel Ruhl explained that what we are looking at doing which we have spent a lot of time with the City Planner Marcae Hilton and Jason Mohler and we know the downtown area is something that we are looking at and revitalizing right now to get more commercial things here and do this we really need to bring in some fresh input for the residents that live here and they brought up this piece of property to be able to work together to get it done. Daniel stated that what we have done have laid out townhouses we can bring with a fresh look into downtown and it give us a high density of people in the area and on 151<sup>st</sup> street the building would set back a ways with a greenspace. Daniel presented council this proposed development to council as a presentation, with more details of this project.

City Manager Jared Cottle stated that what we are looking at are the themes in the downtown area as well staying with the master plan. Jared stated that we would look at the street and drainage improvements

which would be equivalent with the land value. Jared stated that he would like council input on what if this is something you would like to see in downtown. Jared stated that if this something you want we and bring this back to council at a later date.

Discussion only item.

**Mayor Easton said item #2 on the Special Work Session agenda is:**

Discussion on City ordinances regulating sound volume, itinerant vendors and their impact on economic development.

Presented by: Mayor Easton

Mayor Easton stated that I put this on the agenda because it came up from the group that has the rodeo arena on Garnett just south of 121<sup>st</sup> and they would like to have some concerts and they wanted a noise permit and the City Attorney Patrick wanted to get council directions on if we can do a noise permit.

City Attorney Patrick Boulden stated that they wanted to get a permit and I looked into the Ordinance and you can't get a permit, and they wanted something that would not violate our Ordinances. Patrick stated that the way the permitting provision is written you have to have certain conditions to issue a permit and one is additional time is necessary from the applicant to modify to apply with this chapter and after visiting with the Mayor he was pointing out the provision which there is a provision that allows the permit to be issued that public loud speakers are used and with sound amplifying equipment on streets and alleys and places within public property transmitting music to any person, and under certain circumstances the City Manager can issue a permit. Patrick stated that at first saying no, and being educated and reading it more carefully it is possible to issue the permit. Mayor Easton stated that the big concern is Green Corn, Fireworks display and the new Charley Young Park. Patrick stated that he really doesn't like our noise Ordinance and I would like some direction from the council perhaps loosening up this Ordinance to enforce and understand, and I have researched Oklahoma City Ordinance and this one looks very similar to it with the dismal symbols but it is geared toward ongoing noise, Patrick stated that with your preliminary authorization to make this Ordinance a little bit more enforceable and to work in the future with the other groups to have deal with permitting or a lot of technicalities.

City Manager Jared Cottle stated that Patrick could draft a permit and let council look at it and have a revised Ordinance to have you look at it so can have your input on it. Patrick stated that I think the permit can be done without changing the Ordinance because the Ordinance may take some time if we are going to extract the decimal numbers throughout this provision. Patrick stated that he could do a permit with time restricted and present it to the council.

Mayor Easton stated that also on the itinerant vendors we are concerned about collecting sales tax and we have a whole big production for this. City Attorney Patrick Boulden stated that right now we have a Ordinance that restrict itinerant vendors to seven days every six months and if we want to have regular events down here I think it's a good time for the council to look at that restriction and obviously the concern is sales tax.

Discussion item only.

**Mayor Easton said item #3 on the Special Work Session agenda is:**

Motion to enter into Executive Session for the following purposes:

Mayor Easton

Discussion on the appraisal and/or purchase of certain real properties near City of Bixby facilities or future facilities, located within the City's Downtown River Corridor development area. **Authority:** Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3. City Manager Jared Cottle

Mayor Easton asked for a motion on item #4. Councilor Stewart made motion, seconded by Vice Mayor Guthrie. The vote was taken with the following results:

Carried 4-0

Yes: Stewart, Guthrie, Decatur, Easton.

No: None

**Mayor Easton said item #5 on the Special Work Session agenda is:**

Motion to exit Executive Session and reconvene in open session:

Mayor Easton asked for a motion. Councilor Stewart made motion, seconded by Vice Mayor Guthrie. The vote was taken with the following results:

Carried 4-0

Yes: Stewart, Guthrie, Decatur, Easton.

No: None

Adjournment was at 6:01 p.m.

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MAYOR

ATTEST

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CITY CLERK